



***39 The Oaks  
Chorley  
£239,950***



Situated in a cul de sac location, this is a **FOUR BEDROOMED DETACHED HOUSE** with an en suite shower to the master bedroom, two reception rooms, downstairs cloakroom, conservatory and gardens to the front and rear with the rear not being overlooked and backing onto a wooded copse. There is off road parking for three vehicles on the driveway in addition to the integral garage.

*Directions: From Chorley Town Hall, turn right at the traffic lights into Union Street and right again at the traffic island. Continue along past the train station and then turn right at the next traffic island into George Street. Continue straight across the mini roundabout into Pall Mall and continue into Moor Road to the roundabout at its junction with Coppull New Road. Turn left at the roundabout into Lower Burgh Way. Continue along to the next roundabout and turn right. Turn right again and take the turning on the right hand side into The Oaks. Continue around and take the last cul de sac where the property can be found on the left hand side.*

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Tel: 01772 601092

10 Babylon Lane  
Adlington  
Chorley  
Lancashire  
PR6 9NN  
Tel: 01257 481203

**Note:** This is a compressed PDF version of our details sheet, price changes may have occurred; please contact us for the latest price

*The Accommodation Comprises:*

Entrance

Protected by an open porch and illuminated by a carriage lamp; timber panelled door with a glass inspection light.

Entrance Hallway

4.53m (14'10) long

A generous sized hallway with a coved ceiling; dado rail; wall to wall fitted carpeting; power point; central heating radiator with thermostatic control; carpeted staircase to the first floor.

Cloakroom Off

Fitted with a wash hand basin inset into a cupboard; tiled splashback; low level WC with concealed cistern; central heating radiator with thermostatic control; extractor fan; obscured glass window; wall to wall fitted carpeting.

Sitting Room (Rear Right)

4.62mx 3.98m  
narrowing to 2.81m  
(15'1 x 13'0  
narrowing to 9'2)

A light airy room thanks to double patio doors leading to the rear garden; double glazed timber framed leaded window; coved ceiling; dado rail; log effect gas fire on a marble backed fireplace on a marble hearth with a polished timber surround; central heating radiator with thermostatic control; power points; television aerial socket; telephone socket; wall to wall fitted carpeting.



Kitchen (Rear Right)

3.96m x 2.79m  
12'11 x 9'1

A good range of wall and base units with white finished doors and pelmets and cornicing to the wall units; contrasting granite effect work surface; tiled splashbacks; power points; stainless steel sink and a half with drainer by *Franke* with a chrome monobloc mixer tap which sits underneath the leaded timber framed double glazed window which overlooks the rear garden and the wooded copse beyond; space for freestanding electric cooker with an extractor fan and hood above; plumbed for automatic washing machine; vented for tumble dryer; matching breakfast bar; central heating radiator with thermostatic control; space for fridge freezer; inset ceiling spotlights; marble effect ceramic tiled floor; half glazed door to the :-



Conservatory (Side)

2.66m x 2.34m  
8'8 x 7'8

White uPVC double glazed units on dwarf brick walls; polycarbonate roof; quarry tiled floor; power point; door leading to the side garden.



Dining Room (Front Right)

3.79m x 2.78m  
12'5 x 9'1  
(taken into the bay window)

Leaded double glazed timber framed bay window; coved ceiling; dado rail; central heating radiator with thermostatic control; power points; wall to wall fitted carpeting.



## FIRST FLOOR

Open Balustraded Landing

Loft access; timber framed double glazed window; coved ceiling; dado rail; central heating radiator with thermostatic control; power point; useful airing cupboard housing the hot water storage cylinder with shelving above; wall to wall fitted carpeting.



Master Bedroom (Rear Right)

3.84m x 2.74m  
12'7 x 8'11



Wall to wall fitted carpeting; six doored built-in wardrobes containing hanging and shelving space; leaded double glazed timber framed double glazed window overlooking the rear garden; central heating radiator with thermostatic control; coved ceiling; power points.

En Suite Shower Room

2.30m x 1.78m  
7'6 x 5'9



Fitted with a three piece suite incorporating a wash hand basin inset into a cupboard with white taps; low level WC with concealed cistern; fully tiled shower cubicle fitted with a *Triton T80i* electric shower and glass door; extractor fan; coved ceiling; central heating radiator; carpeted floor; leaded timber framed double glazed window.

Bedroom Two (Rear Left)

3.24m x 2.80m  
10'7 x 9'2



Leaded double glazed timber framed window overlooking the rear garden; central heating radiator with thermostatic control; coved ceiling; power points; wall to wall fitted carpeting.

Bedroom Three (Front Right)

3.24m x 2.73m  
10'7 x 8'11



Leaded timber framed double glazed window; central heating radiator with thermostatic control; power points; wall to wall fitted carpeting.

Bedroom Four (Front Right)

2.58m x 2.04m  
8'5 x 6'8

Leaded timber framed double glazed window; central heating radiator with thermostatic control; power points; telephone socket; computer point; wall to wall fitted carpeting.



Family Bathroom (Front)

2.04m x 2.03m  
6'8 x 6'7

Leaded timber framed obscured glass double glazed window; three piece suite consisting of a wash hand basin with white taps set into a cupboard with tiled splashbacks; low level WC with concealed cistern; twin gripped panelled bath with white mixer taps, shower attachment and shower screen; tiled around the bath; coved ceiling; extractor fan; light and shaver socket; radiator; wall to wall fitted carpeting.

**OUTSIDE**

Integral Garage

5.49m x 2.76m  
18'0 x 9'0

Fibreglass up and over door; workbench; *Baxi* gas fired central heating boiler; power; poured concrete floor; water supply.

Opening = 2.05m  
(6'0) wide

Front Garden

A macadammed driveway leads to the integral garage; sweeping lawns protected behind a laurel hedge; evergreen planting border with barked chippings; pathway leading to the front entrance and to the side.

Shingled driveway behind a bolted timber gate providing further off road parking. This opens up to a patio area; the pathway continues round to the rear.

Rear Garden



Lawned area bordered by a shrub bed containing low maintenance bark chips; to the rear and left hand side is timber panelled fencing; side lawn; hardstanding for timber shed.

The rear garden is not overlooked.